



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$89,800.

LOCATION:

MAGICIAN LAKEFRONT (LEASED LAND)

Address : 30900 Polk Road, Dowagiac MI 49047
Approx Sq Ft : 1,332' (O.D.)
Lot Size : 50' on lake, 138' on road by 125' deep.
Taxes : 2016 \$1,107 (Non-Homestead) w/2017 SEV might
 Be \$1,861+/- estimate only not guaranteed*
Tax ID# : 14-130-500-012-00 (Silver Creek Twp)
Lake Size : 528 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Elec Baseboard
Possession : At closing
Water Heater : 40 gal elec
Sewer : Municipal

Beach: Very sandy
Street: Private gravel
Siding: Alumn
Walls: Painted Panel
Bsmnt: Crawl space
Water: Well/jet pump

Built : Unknown
1st Bedroom : 10 x 11
2nd Bedroom : 9 ½ x 11
3rd Bedroom : 7 ½ x 9 ½
Bath : Full Tub/shower
Bath : Half
Living/Dining : 9 x 19'
Kitchen : 7 x 10
Family Rm : 10 x 19'
Utility : 6 x 17'
Porch : Enclosed 10 x 14'
Deck : 12 x 36'
Shed : 8 x 8'

REMARKS: INCLUDED: range, ref., dryer, window AC, all window treatments, pier supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. LEASE: Current amount is \$6,711.28 per year and the current lease runs to 2025.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)